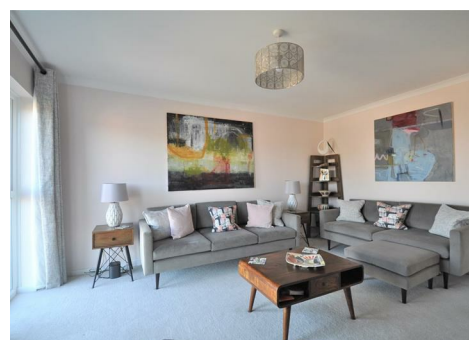
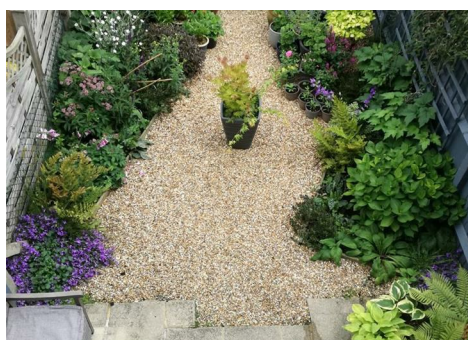


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8 Jephson Close, Meads, Eastbourne, East Sussex, BN20 7JJ
Guide Price £385,000 Freehold

An opportunity arises to acquire this well presented and much improved **THREE BEDROOMED TOWN HOUSE** located in the desirable Meads area. The property enjoys far reaching views to the rear over Eastbourne and was refurbished in 2020. Features include a fitted kitchen/dining room with integrated appliances, new boiler in 2022, first flooring sitting room with far reaching views, two second floor bedrooms and bathroom and a ground floor bedroom 3 with en-suite shower room. Outside there is driveway parking to the front and a low maintenance landscaped garden to the rear.



The property is located in the highly sought after Meads area of Eastbourne being within close proximity to Meads Seafront and approximately half a mile distant from Meads Village, which offers a variety of local shops and two pubs. Eastbourne's town centre is approximately one mile distant and offers a comprehensive range of shopping facilities and a mainline railway station.

*** WELL PRESENTED AND MUCH IMPROVED THREE BEDROOMED TOWN HOUSE *
REFURBISHED IN 2020 * DESIRABLE MEADS LOCATION * CLOSE PROXIMITY TO SEAFRONT *
EXCELLENT DECORATIVE ORDER * GAS FIRED CENTRAL HEATING WITH NEW BOILER IN 2022 *
DOUBLE GLAZED WINDOWS * GROUND FLOOR BEDROOM 3 WITH EN-SUITE SHOWER ROOM *
FIRST FLOOR SITTING ROOM * FIRST FLOOR KITCHEN/DINING ROOM WITH INTEGRATED
APPLIANCES * TWO SECOND FLOOR BEDROOMS AND SECOND FLOOR BATHROOM * DRIVEWAY
PARKING * LOW MAINTENANCE LANDSCAPED GARDEN TO REAR * INTERNAL VIEWING HIGHLY
RECOMMENDED ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Radiator, consumer unit.

Ground Floor Bedroom 3

12'7 x 11'9 (3.84m x 3.58m)

Two radiators, window and door opening to rear garden.

En-Suite Shower Room

Tiled shower cubicle, wash hand basin with mixer tap, low level wc, shaver point, chrome effect heated towel rail, LED downlighters.

Stairs rising from entrance hall to:

First Floor Landing

Built-in storage cupboard with two doors.

Sitting Room

14'10 x 12'7 (4.52m x 3.84m)

Two radiators, far reaching views over Eastbourne.

Fitted Kitchen/Dining Room

12'6 x 11'10 (3.81m x 3.61m)

(Maximum measurements including depth of fitted units)

Comprises one and a half bowl single drainer sink unit with mixer tap, work surface with base units below, wall mounted cupboards with under cupboard lighting, two matching storage cupboards, Indesit fan electric assisted oven, Hotpoint four burner gas hob with extractor fan over, Zanussi dishwasher, space and plumbing for washing machine, Zanussi fridge/freezer, radiator, outlook to front.

Stairs rising from first floor landing to:

Second Floor Landing

Airing cupboard housing cylinder, cupboard housing Worcester wall mounted gas fired boiler (fitted in 2022) and central heating programmer, built-in storage cupboard, loft hatch to roof space.

Bedroom 1

12'7 max x 11'10 max (3.84m max x 3.61m max)

Radiator, outlook to front.

Bedroom 2

12'7 x 9'9 (3.84m x 2.97m)

Radiator, outlook to rear with far reaching views over Eastbourne.

Bathroom

Bath having mixer tap and shower over powered by electric pump, tiled surround, shower screen, wash hand basin with mixer tap set into drawer unit, low level wc, wall mounted cupboard, chrome effect heated towel rail, LED downlighters.

Outside

Front

Partially covered driveway parking to front, two integral storage cupboards.

Landscaped Rear Garden

Having patio to immediate rear, area laid to pea gravel flanked by borders with some shrubs, further patio area to far end of garden.

N.B

We are informed by our client that the management charge for the development for the period 01/04/2023 to the 31/03/2024 is £120.25 and that the management company is Stonewater.

COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council - currently £2,416.45 until March 2025.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

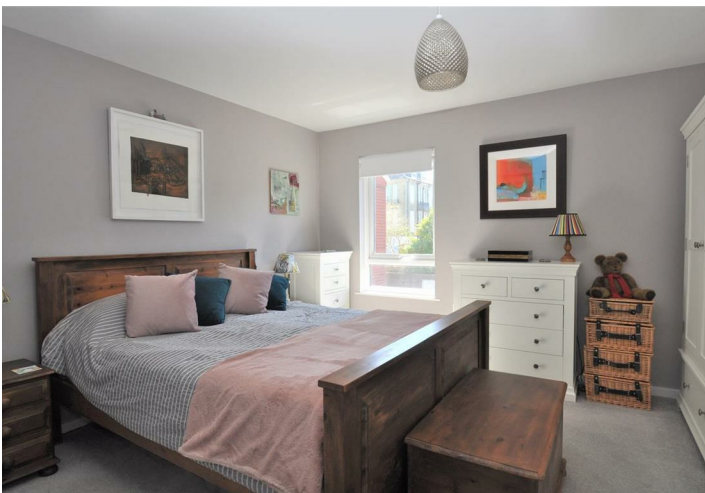
www.checker.ofcom.org.uk

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

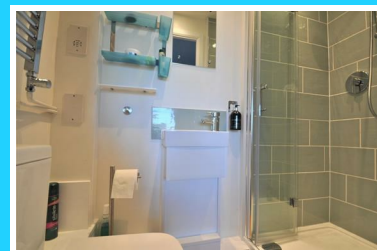
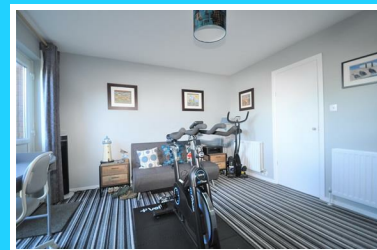
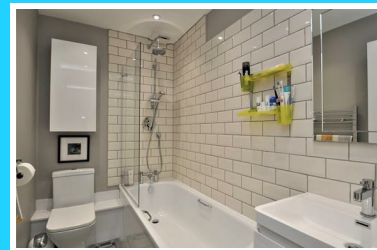
All appointments are to be made through TAYLOR ENGLEBY.





TOTAL FLOOR AREA : 1173sq.ft. (109.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	86
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750